

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

December 22, 2016

Ronald Schneck Jr., AIA
Square 134 Architects, PLLC



Via Emailed PDF

Re: Zoning PDRM – 1715 Hamlin St NE – Square 4134, Lot 0014

Dear Mr. Schneck:

Please allow this letter (and attached drawings dated 9-15-16) to serve as a confirmation of our conversation of September 7, 2016, regarding the proposed development at the subject property in the applicable MU-4 zone and as discussed here the proposed project complies with the 2016 Zoning Regulations.

The compliance that we discussed is as summarized below:

1 – Floor Area Ratio: with the IZ increase of .5 this project is allowed a maximum of 3.0 FAR. FAR includes areas under overhangs but cellar floor area does not count according to the rules of measurement under Section B-304.5. The cellar area is 5'-6" (previous zoning code had a limit of 4'-0") from grade to top of ground floor and the allowable height is less than 6'-0". Balconies 2'-0" in depth do not count towards FAR. The proposed project is at 2.99 FAR.

2 – Building Height: measured from grade at the front midpoint of the building to the top of the roof structure. The allowable height in this zone is 50'-0". The proposed height is 49'-6".

3 – Lot Occupancy: with IZ increase the maximum lot occupancy is at 75%. The proposed building plans on using the maximum amount of lot occupancy. The proposed balconies, which have a 2' depth, do not count towards lot occupancy.

4 – Rear Yard Setback: The setback requirement is 15'-0". Per Section B-318.1, the rear yard is measured from the furthest point of the irregularly shaped lot.

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

5 – Parking: Two (2) car sharing spaces and one (1) regular parking space are provided as surface parking in the rear yard for this project. Each car sharing space is given a credit towards meeting the requirement of three (3) parking spaces, providing a credit of six (6) spaces, plus the one (1) provided space, totals seven (7) spaces or credits for the project while the requirement is five (5) spaces $((18 \text{ units} - 4 \text{ units}) = 12) / 3 = 4.6 \text{ spaces})$. The size of the parking spaces are all 18' x 9'. All other non-parking areas will be marked as 'paved area.'

6 – Bicycle Parking: 6 long term bicycle parking spaces will be provided $(18 \text{ units} / 3 = 6)$. No short term parking spaces are required, and none are provided.

7 – Inclusionary Zoning: The required amount of gross floor area for IZ units on this project is 1,617 SF (See Zoning Analysis on the attached plan set for calculations). The IZ unit types need to be directly proportional to the unit mix in the entire project. The proposed project contains nine (9) one bedroom units, and nine (9) two bedroom units. A two bedroom cellar unit at 862 SF, and a one bedroom unit on the first floor at 755 SF, are proposed to meet the IZ unit requirement (See cellar and first floor plans).

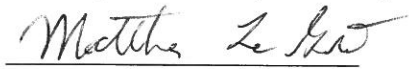
8 – Window wells at the rear of the building are proposed, and an areaway at the front of the building will provide access and electrical meter equipment. These areaways and window wells do not count towards FAR, lot occupancy, or affect grade calculation.

9 – A Green Area Ratio [GAR] of 0.3 will apply to this project and it will be complied with by providing a green roof and plantings at the front of the building.

In summary, based on the attached plans, I find that the proposed development of the Property complies with the subject MU-4 District requirements, and is permitted as a matter-of-right. Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the plans attached to this letter.

Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments: Architectural Plan Set dated 9-15-16

File: Det Let re 1715 Hamlin St NE to Schneck 12-21-16